

A CONFIRMING RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-  
1.1-12.1 for property commonly known as 6014  
Hugenard Road and 6015 Highview Drive, Fort  
Wayne, Indiana 46818. (C.E.D. Property  
Management, Inc.)

WHEREAS, Common Council has previously designated and  
declared by Declaratory Resolution the following described  
property as an "Economic Revitalization Area" under Section  
153.02 of the Municipal Code of the City of Fort Wayne, Indiana,  
of 1993, as amended and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;  
and

WHEREAS, said project will create two full-time and one  
part-time additional permanent jobs for a total additional annual  
payroll of \$56,100, with the average new annual job salary being  
\$18,700 and retain six full-time and two part-time permanent jobs  
for a current annual payroll of \$150,000, with the average  
current annual salary being \$18,750; and

WHEREAS, the total estimated project cost is \$325,000; and

WHEREAS, recommendations have been received from the  
Committee on Finance and the Department of Economic Development  
concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said  
Resolution has been published in accordance with I.C. 6-1.1-12.1-  
2.5 and I.C. 5-3-1 and a public hearing has been conducted on  
said Resolution; and

1           **WHEREAS**, if said Resolution involves an area that has  
2 already been designated an allocation area under I.C. 36-7-14-39,  
3 The Fort Wayne Redevelopment Commission has adopted a Resolution  
4 approving the designation.

5           **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE**  
6 **CITY OF FORT WAYNE, INDIANA:**

7           **SECTION 1.** That, the Resolution previously designating the  
8 above described property as an "Economic Revitalization Area" is  
9 confirmed in all respects.

10           **SECTION 2.** That, the hereinabove described property is  
11 hereby declared an "Economic Revitalization Area" pursuant to  
12 I.C. 6-1.1-12.1, said designation to begin on the effective date  
13 of this Resolution and continue for a three year period. Said  
14 designation shall terminate at the end of that three year period.

15           **SECTION 3.** That, said designation of the hereinabove  
16 described property as an "Economic Revitalization Area" shall  
17 apply to a deduction of the assessed value of real estate.

18           **SECTION 4.** That, the estimate of the number of individuals  
19 that will be employed or whose employment will be retained and  
20 the estimate of the annual salaries of those individuals and the  
21 estimate of the value of redevelopment or rehabilitation all  
22 contained in Petitioner's Statement of Benefits are reasonable  
23 and are benefits that can be reasonably expected to result from  
24 the proposed described redevelopment or rehabilitation.  
25  
26  
27  
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29



1           **SECTION 5.** The current year approximate tax rates for  
2 taxing units within the City would be:

3           (a) If the proposed development does not occur, the  
4 approximate current year tax rates for this site would  
5 be \$9.2773/\$100.

6           (b) If the proposed development does occur and no deduction  
7 is granted, the approximate current year tax rate for  
8 the site would be \$9.2773/\$100 (the change would be  
9 negligible).

10           (c) If the proposed development occurs and a deduction  
11 percentage of fifty percent (50%) is assumed, the  
12 approximate current year tax rate for the site would be  
13 \$9.2773/\$100 (the change would be negligible).

14           **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby  
15 determined that the deduction from the assessed value of the real  
16 property shall be for a period of two years.

17           **SECTION 7.** The benefits described in the Petitioner's  
18 Statement of Benefits can be reasonably expected to result from  
19 the project and are sufficient to justify the applicable  
20 deductions.

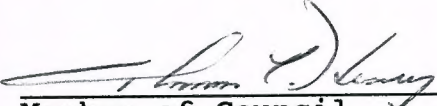
21           **SECTION 8.** For real property, a deduction application must  
22 contain a performance report showing the extent to which there  
23 has been compliance with the Statement of Benefits form approved  
24 by the Fort Wayne Common Council at the time of filing. This  
25 report must be submitted to the Allen County Auditor's Office and  
26 the City of Fort Wayne's Department of Economic Development and  
27 must be included in the deduction application. For subsequent  
28  
29

years, the performance report must be updated within sixty days after the end of each year in which the deduction is applicable.

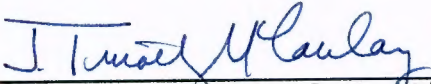
**SECTION 9.** The performance report must contain the following information:

- A. The cost and description of real property improvements.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real property deduction.
- F. The tax savings resulting from the real property being abated.

**SECTION 10.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Member of Council

APPROVED AS TO FORM AND LEGALITY

  
J. Timothy McCaulay, City Attorney



Read the first time in full and on motion by Sherry,  
and duly adopted, read the second time by title and referred to the  
Committee on Finance (and the City Plan Commission  
or recommendation) and Public Hearing to be held after due legal notice, at  
the Common Council Conference Room 128, City-County Building, Fort  
Wayne, Indiana, on Thursday, the 23rd day of  
April, 1996, at 5:30 o'clock  
P.M., E.S.T.

DATED: 4-9-96

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crawford,  
and duly adopted, placed on its passage. PASSED ~~LOST~~  
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY				<u>✓</u>
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 4-23-96

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 9-23-96  
on the 23rd day of April, 1996

ATTEST:

Sandra E. Kennedy (SEAL)  
SANDRA E. KENNEDY, CITY CLERK D. Schmidt  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 24th day of April, 1996,  
at the hour of 10:00 o'clock PM, M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25th day of April,  
1996, at the hour of 8:30 o'clock A M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE This is to confirm the approval of a tax abatement for C.E.D. Management, Inc. for real estate improvements in the amount of \$350,000. Present and future plans call for an approximately 110,000 square foot manufacturing and warehouse space. Tax savings will be used to lower lease rates to attract new businesses.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

EFFECT OF PASSAGE Creation of 3 new jobs with benefits and creating additional property tax revenues of \$37,687.

EFFECT OF NON-PASSAGE Loss of an additional 3 new jobs. Project may not be built, creating a loss of \$37,687.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Anticipated first year tax savings is \$6,835 and approximately \$34,519 over ten years of additional real property taxes paid.

ASSIGNED TO COMMITTEE (PRESIDENT) Thomas Henry



BILL NO. R-96-04-03

REPORT OF THE COMMITTEE ON  
FINANCE  
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming designating  
an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property  
commonly known as 6014 Huguenard Road and 6015 Highview Drive, Fort  
Wayne, Indiana (C.E.D. Property Management, Inc.)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

*James A. Culp*

*William A. Bender*

*Thomas C. Henry*

*John N. Crawford*

*Robert A. Ball*

*Charles E. Fair*

*Clatus R. Edmonds*

DATED: 4-23-96.

Sandra E. Kennedy  
City Clerk



## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1221

SANDRA E. KENNEDY, CITY CLERK

April 10, 1996

Ms. Connie Lambert  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date April 13, 1996,  
in both the Journal Gazette and News Sentinel.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill Nos. R-96-04-02 & R-96-04-03  
Economic Revitalization Area

Bill Nos. R-96-04-04 & R-96-04-05  
Economic Revitalization Area

Bill Nos. R-96-04-06 & R-96-04-07  
Economic Revitalization Area

Please send us 3 copies of the Publisher's Affidavit from both  
newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 3



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-96-04-02 AND R-06-04-03)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE  
CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 4-9-96,  
DATE  
DESIGNATING PROPERTY AT 6014 Hugenard Road and 6015 Highview  
Drive, Fort Wayne, Indiana 46818 (C.E.D. Property Management, Inc.)

AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED  
AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER  
THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND  
CONFIRMED OR RESCINDED ON Tuesday, April 23, 1996, at 5:30 P.M.,

DATE, TIME & PLACE  
Common Council Conference Room 128, 1st Floor, City-County Bldg.,  
Fort Wayne, IN

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1)  
YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD  
AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN  
DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND  
FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION"  
SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219)427-1120, TTY  
(219)427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE  
MEETING.

SANDRA E. KENNEDY  
CITY CLERK

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

44 lines, 1 columns wide equals 44 equivalent lines  
at .346 cents per line

\$ 15.22

Additional charge for notices containing rule or tabular work  
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

\$ 15.22

DATA FOR COMPUTING COST

Width of single column 12.5 ems

Number of insertions 1

Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: April 13, 19 96

Title: Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana )  
) ss:  
Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned Deb Perfect who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

4/13/96

Subscribed and sworn to before me this 13th day of April, 19 96.

Mary L Schneider  
Notary Public

My commission expires: NOTARY PUBLIC STATE OF INDIANA  
ALLEN COUNTY  
MY COMMISSION EXP JUNE 14, 1997

follow, others are bound to follow  
the senior citizen falls for the  
DESCRIPTION OF THE AFFECTED AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

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SANDRA E. KENNEDY  
CITY CLERK  
#163448

4--13



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**FORT WAYNE**  
**COMMON COUNCIL**

(RESOLUTIONS NO. R-96-04-02 AND R-96-04-03)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 4-9-96 DESIGNATING PROPERTY AT 6014 Huguenard Road and 6015 Highview Drive, Fort Wayne, Indiana 46818 (C.E.D. Property Management, Inc.) AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

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SANDRA E. KENNEDY  
CITY CLERK  
#163448

personally appeared before me, a notary public in and for said county and state, the undersigned Deb Perfect who, being duly sworn, says that he/ she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

4/13/96

Deb Perfect

scribed and sworn to before me this 13th day of april, 19 96.

MARY L SCHNEIDER

Notary Public

MARY L SCHNEIDER  
NOTARY PUBLIC STATE OF INDIANA  
ALLEN COUNTY  
MY COMMISSION EXP JUNE 14,1997

y commission expires: